

REALTY MARKET NEWS AND COMMENT

Interest in General Trading
Diverted by Godwin Auction
Sale and Holiday.

FEW SALES REPORTED
Tenement Property in Bronx
and Brooklyn Taken for
Investment.

The approaching holiday and the Godwin auction sale to distract interest from the general realty market yesterday that trading was practically nil. A flat in the Bronx changed hands, a woman being the seller. In Brooklyn a company paid \$50,000 for the Court House apartment in Flatbush and plans to spend \$10,000 to install roof gardens for each tenant. Builders bought corner in Bath Beach. Corners also were in demand in Queens. The sale of a \$30,000 place at Scarsdale was the only interesting transaction reported from the suburbs. Looking for trading use was brisk in all parts of the city.

WOMAN SELLS BRONX FLAT.
East 177th Street—Lillian B. Taylor has sold to the Howard Realty and Development Company, 639 East 177th street, a five story flat, on plot 373, 374, 375.

\$50,000 FLATBUSH INVESTMENT.
Milton Wiley & Son have sold to the Good Homes Building Company the apartment house known as the Court House, on the south side of Flatbush, between Ninth and Tenth streets, for \$50,000. The new owners intend to improve the property by building roof gardens for each tenant and cost being estimated at about \$10,000.

The Melrose Builders have bought the northeast corner of Bath and Twenty-third streets, a three story dwelling, on plot 373, 374, 375.

QUEEN'S CORNER BUYERS.
The New Garden Corporation has sold to H. J. Arnold the dwelling, on plot 1441, on the south side of Bath, between 144th and 145th streets, for \$40,000. The house is located on plot 1441, 1442, 1443.

\$25,000 SALE AT SCARSDALE.
Fish & Marvins have sold the Shreve residence at Scarsdale, N. Y., to the Godwin Realty and Development Company, 639 East 177th street, for \$25,000. The property consists of a house, garage, and three acres of land and buildings. The property was held at \$32,000.

ACTIVITY AT UNIONPORT.
Frank Gane has sold for a Mrs. Osborne the two family brick houses at 1512 and 1514 Benson avenue, on plot 16100.

COMMERCIAL SPACE LEASED.

Desirable Locations.
Carmann, Voorhes & Floyd have leased the entire building at 167 Front street to L. E. Williams & Co. to be occupied in conjunction with their factory at 163 Front and 40 to 44 Fletcher streets. This is the fifth building that the firm has leased in the East River Water streets in the last few weeks, all at increased rentals.

Goodale, Perry & Dwight have rented space at 53 Canal street to the Bankers Bank and Office Supply Company, and James D. O'Brien offices at 88 East Twenty-third street to Harold G. Brandt, the L. L. Isaacs Company and Martin J. Verlin; also at 115 to 118 West Twenty-second street to Gruber & Wolf; and Diamond & Brodsky, who was represented by P. Hirschfeld, left at 35 West Twenty-first street to Brock & Bender, Sternberg Bros., Landmann Bros., Victor Gott and Bender & Glinberg; left to Solomon & Brookman, Paley & Simmons, and Lona Leining; also the building at 319 Canal street to J. De Gas.

The Charles F. Noyes Company has leased the first lot at 19 and 14 Cliff street to the Agnel Company of America, who will use the space for a branch office at 19 and 14 Cliff street to Sigmund Gottfried, and space at 31 Beekman street to William Markins & Sons.

Douglas L. Hillman & Co. have leased to Dr. Joseph Heine, an office on the Vanderbilt avenue side of 370 Park avenue, for a term of years.

Henry Brady has leased for a term of years the building at 140 West Twenty-seventh street for the Hamilton Estate of E. Keenig.

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KINGSBRIDGE LOTS BRING \$415,400

Prices Far Below Valuations
Placed by City on Godwin Parcels.

GREAT TEST FOR REALTY
Sale Indicated Strength of
Real Estate as an Investment.

The parcelling off of another large tract of land in the West Bronx, the historic holdings of the Godwin estate in the Kingsbridge section fronting on Broadway, the highway to the north, was started and completed yesterday by Joseph P. Day and J. Clarence Davies in accordance with the order of the Supreme Court, the result of a partition action brought by the Godwin heirs, who number about fifty-five persons. About 300 bidders attended the sale, which began about noon and was not adjourned until 3 o'clock last night, when it was announced by the auctioneer that the \$34 lots in the tract had been sold for \$415,400. People came for bargains and to witness the great test which the realty market was to be put to by having offered for sale at this time so large a tract and with the prices in the hands of the public, since the property had to be sold to men who were bidding. Those who attended the sale were satisfied, for there were many bargains and the strength of realty as a marketable investment was fully demonstrated.

The crowd was of every class. Among the speculators and bidders were the realty men of the city, street men, operators and brokers who know what the property is worth. Then there were the investors, who included men in the clothing and food trades, and a few car conductors, local merchants and thrifty housewives, one of whom drove her baby carriage down to the sale, leaving it in the street while she bid. The family's savings on lots. The names signed to the bills of sale indicated that nearly every nationality will be represented in the crowd.

Women were successful in getting a number of plots which brought out a remark from Auctioneer Day that women are usually the best bidders. One woman even though they will not be given a vote until next November. "Suffragettes are with us and are making the price," said the auctioneer. The bidding time when a woman outbid a Bronx bidder for a Kingsbridge plot. The female voice was heard often and from many parts of the crowd. The bidding time when a woman outbid a Bronx bidder for a Kingsbridge plot. The female voice was heard often and from many parts of the crowd.

Builders have crowded from the east Bronx toward the west side of the borough and Kingsbridge and all houses right up to the edge of the Godwin lots. There is not as much development there as would have been the case had the Kingsbridge estate been sold as a whole. The Kingsbridge estate was divided into three parts with their holdings sooner. Some of the Godwin heirs for some reason or other decided only recently to sell the Kingsbridge estate. Other thought differently, the result being that a partition suit was brought in which the court ordered that the great area be divided into three parts. The Kingsbridge estate was divided into three parts with their holdings sooner. Some of the Godwin heirs for some reason or other decided only recently to sell the Kingsbridge estate. Other thought differently, the result being that a partition suit was brought in which the court ordered that the great area be divided into three parts.

Financial conditions. Judging by valuation placed by the city on the property which was sold, the Kingsbridge estate is considered one of the finest corners in the property, being the site of the historic Macomber house, was sold for \$22,000. The other large corner of property at the northeast corner of Broadway and 230th street furnishes an example of the difference in the values. This corner, which contains the lot on which the Kingsbridge estate is located, is considered one of the finest corners in the property, being the site of the historic Macomber house, was sold for \$22,000. The other large corner of property at the northeast corner of Broadway and 230th street furnishes an example of the difference in the values.

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TRANSACTIONS RECORDED.

(With name and address of lender and attorney. If lender's name is omitted address party of the first part.)
Downtown.
FRONT ST. 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 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839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 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1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879,